

Arnolds | Keys



9 Morley Road, Sheringham, NR26 8JD

Price Guide £350,000

- No onward chain
- Southerly aspect
- Easy to manage gardens
- Summer house
- Highly favoured location
- Walking distance of shops
- Garage and off-road parking
- Two bedrooms

9 Morley Road, Sheringham NR26 8JD

Offered with no onward chain is this individual detached bungalow set in a highly favoured location just south of the Town and within easy walking distance of the shops and transport facilities.

The property enjoys a southerly aspect and stands in gardens arranged for ease of maintenance. The accommodation is in its original specification although the windows have been replaced with UPVC sealed unit and heating is provided by a gas fired boiler. The property would benefit from some updating but this is reflected in the Guide Price.



Council Tax Band: D



ENTRANCE PORCH

With part glazed UPVC stable door, tiled floor. Further glass panelled door opening to:

ENTRANCE HALL

Access to roof space, radiator. Glass panelled door to:

LOUNGE/DINING ROOM

A lovely light room with two aspects to the front and side, both with fitted blinds. Radiator, provision for TV.

KITCHEN

Window to front aspect, range of original Eastham base and wall storage cupboards with laminated work surfaces, gas cooker point, provision for washing machine, single drainer, stainless steel sink unit, radiator, part tiled walls, panelled glass doors to both lounge/diner and hallway.

SEPARATE W.C.

Low level w.c., wall mounted wash basin, heated towel rail, fully tiled walls.

BATHROOM

Low level w.c., pedestal wash basin, independent electric shower unit with curtain and low level screen with fitted seat, radiator, wall cabinet, fully tiled walls. Fitted cupboard housing gas fired boiler providing central heating and domestic hot water.

BEDROOM 1

Radiator, window with fitted blinds, one wall fitted with floor to ceiling wardrobe cupboards with sliding mirror doors.

BEDROOM 2

Radiator, window with fitted blinds, one wall fitted with floor to ceiling wardrobe cupboards with sliding mirror doors.

OUTSIDE

Detached brick built GARAGE with remote control electric door. Timber SUMMER HOUSE.

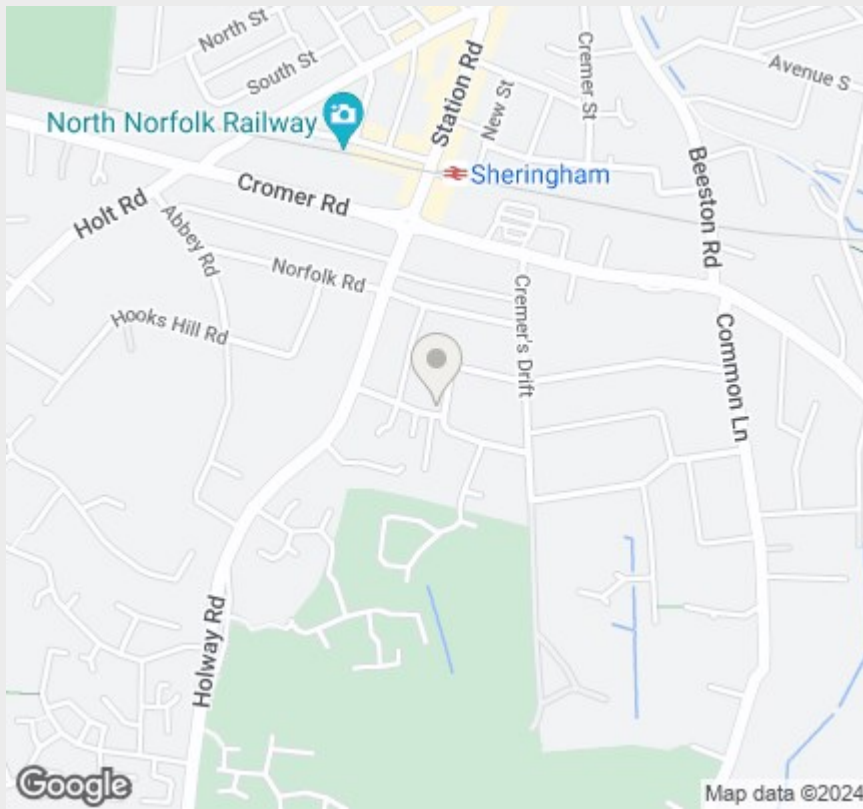
GARDENS

To the front of the property is a shingled drive leading to the garage and providing additional off-road parking. There is a paved patio area at the front too. Access down both sides of the bungalow lead to the rear garden which has also been arranged for ease of maintenance with further shingled area and paved patio area.

AGENTS NOTE

The property is freehold, has all mains services connected and has a Council Tax Rating of Band D.



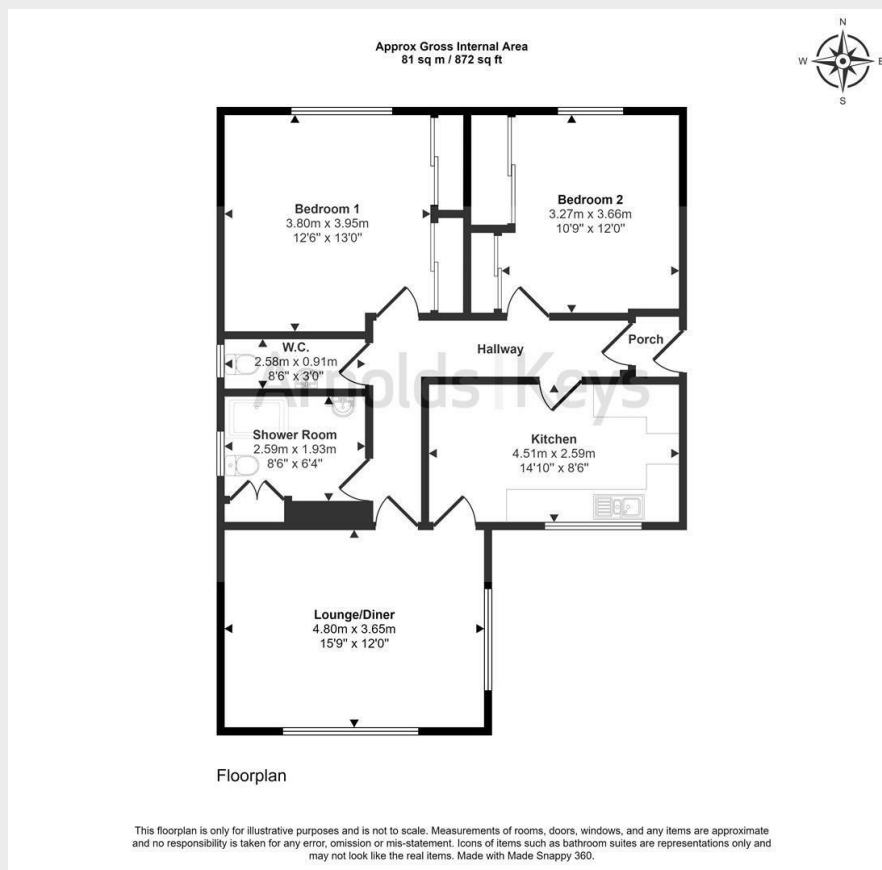


Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

